

LOCATION MAP
NOT TO SCALE

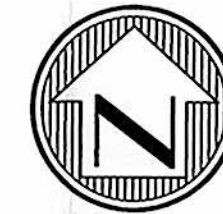
LINE	BEARING	LENGTH
L1	S08°03'30"E	102.87'
L2	N80°56'30"E	16.00'
L3	N08°06'54"W	155.00'
L4	S00°57'24"E	10.17'
L5	N37°28'02"E	46.57'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	9°53'32"	300.00'	51.80'	25.96'	51.73'	N34°41'06"E
C2	20°37'45"	375.00'	135.02'	68.25'	134.29'	S40°03'13"W

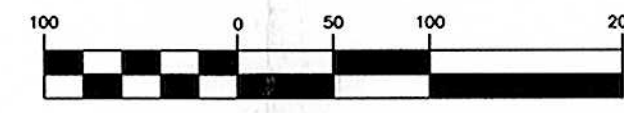
LEGEND

0' 8' PRIVACY FENCE

EMERALD FOREST
HOMEOWNER'S ASSOCIATION
VOLUME 9550, PAGE 97, D.P.R.



GRAPHIC SCALE



1 inch = 100 ft.

LEGAL DESCRIPTION

McMILLIN TEXAS DEVELOPMENT L.L.C. HAS SUBMITTED
A PLAN BEING 28.666 ACRES OUT OF N.C.B. 34955,
SAN ANTONIO, BEXAR COUNTY, TEXAS

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS.
- THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506 (d)(5) OF THE UNIFIED DEVELOPMENT CODE.
- THIS ENTIRE PROPERTY IS ZONED PUD R-5 ERZD WITH THE EXCEPTION OF LOT 77, OPEN SPACE/DRAIN ESM'T. WHICH IS ZONED R-6 ERZD.
- LOT 77 (OPEN SPACE) IS OWNED BY NEWTON BULVERDE ROAD LTD. THE MAINTENANCE OF SAID LOT SHALL BE THE RESPONSIBILITY OF NEWTON BULVERDE ROAD LTD. OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE BULVERDE GARDENS HOME OWNERS ASSOCIATION OR THE CITY OF SAN ANTONIO.
- REAR MINIMUM BUILDING SETBACK SHALL BE 12'.

09-12-06P03:19 RCVD

UNIT	LOTS	ACRES
BULVERDE GARDENS SUBDIVISION	105 LOTS	28.666

APPROXIMATELY 105 LOTS

- TOTAL L.F. OF STREET 3,576 L.F.
- 105 RESIDENTIAL UNITS
- TOTAL RESIDENTIAL ACREAGE 18,950 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= PUD R-5 ERZD
	= R-6 ERZD (LOT 77 ONLY)
MAXIMUM DENSITY ALLOWED	= 6 UNITS PER ACRE (PUD R-5 ERZD)
	= 7 UNITS PER ACRE (R-6 ERZD)
PROPOSED DENSITY	= 3.80 LOTS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 66%

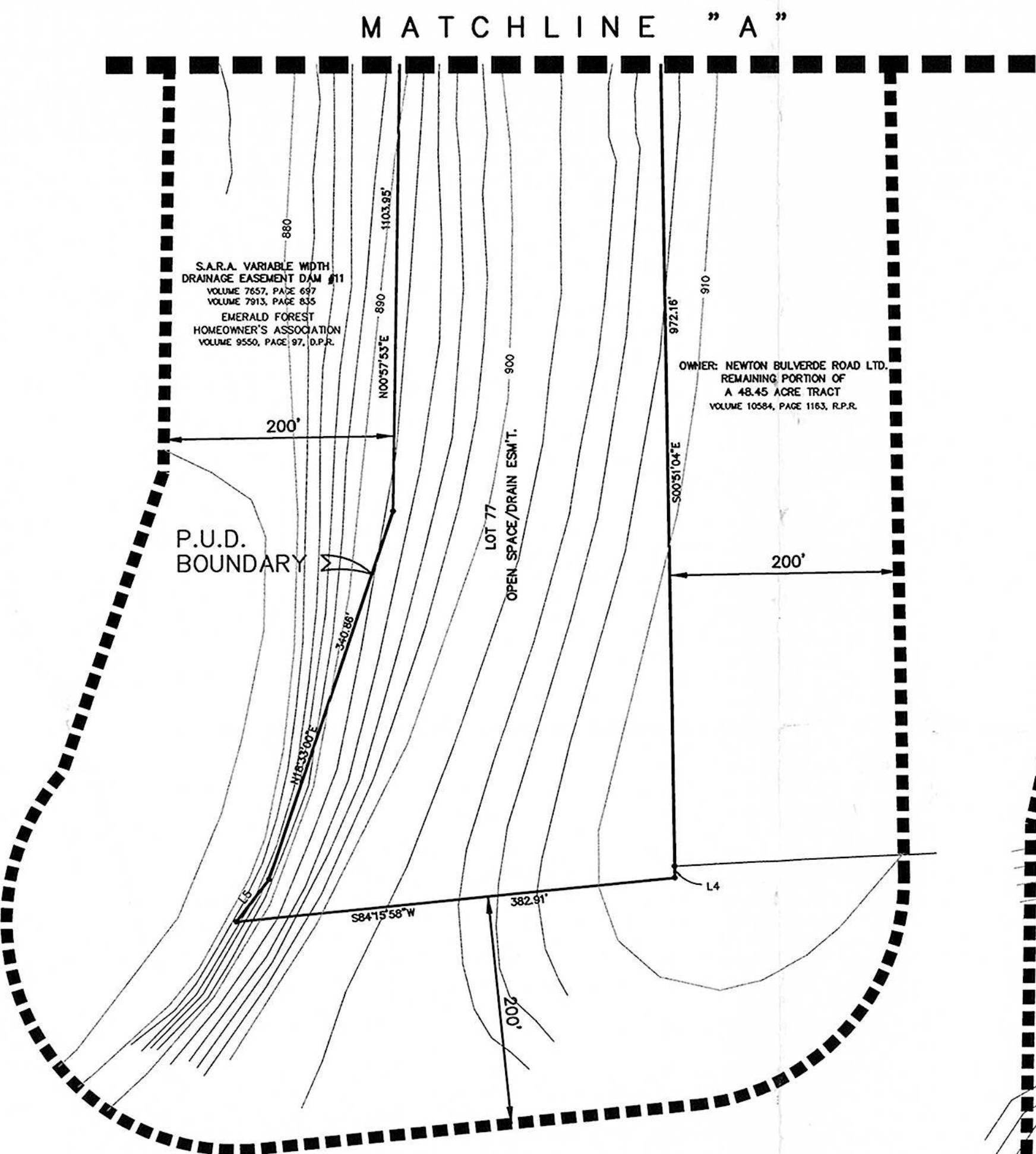
3.410 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS/4' WALKS
0.810 ACRES	DRIVEWAYS (16' X 21')
0.121 ACRES	PATIOS (10' X 10') (ASSUMES 50% OF HOMES HAVE PATIOS)
0.072 ACRES	3' WALK (3' X 10')
+ 5.303 ACRES	HOUSE SLABS, TYPICAL 2,200 SF (INCLUDES GARAGE)

9.716 ACRES OCCUPIED SPACE

28.666 ACRES	TOTAL AREA
- 9.716 ACRES	OCCUPIED SPACE
18.950 ACRES	OPEN SPACE

18.950/28.666 = 0.66 OPEN SPACE RATIO
0.66 x 100 = 66% PERCENTAGE OF OPEN SPACE

0.127 ACRES	OPEN SPACE LOT 76, BLOCK 3
0.184 ACRES	OPEN SPACE LOT 1, BLOCK 3
10.521 ACRES	OPEN SPACE LOT 77, BLOCK 3
0.259 ACRES	OPEN SPACE LOT 18, BLOCK 4
0.049 ACRES	OPEN SPACE LOT 1, BLOCK 4

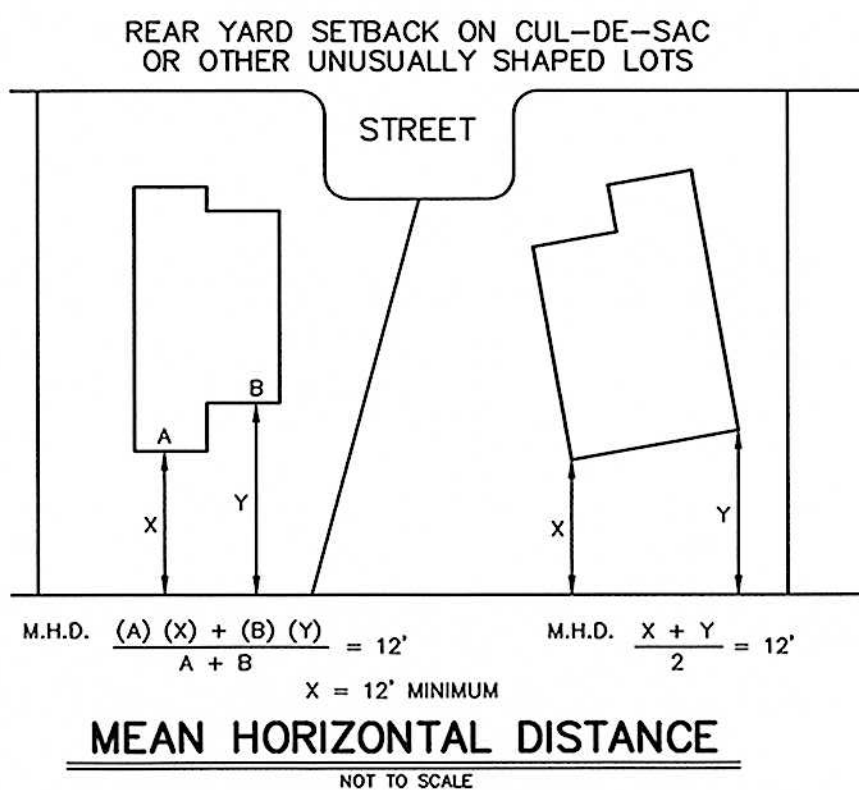


P.U.D. BOUNDARY

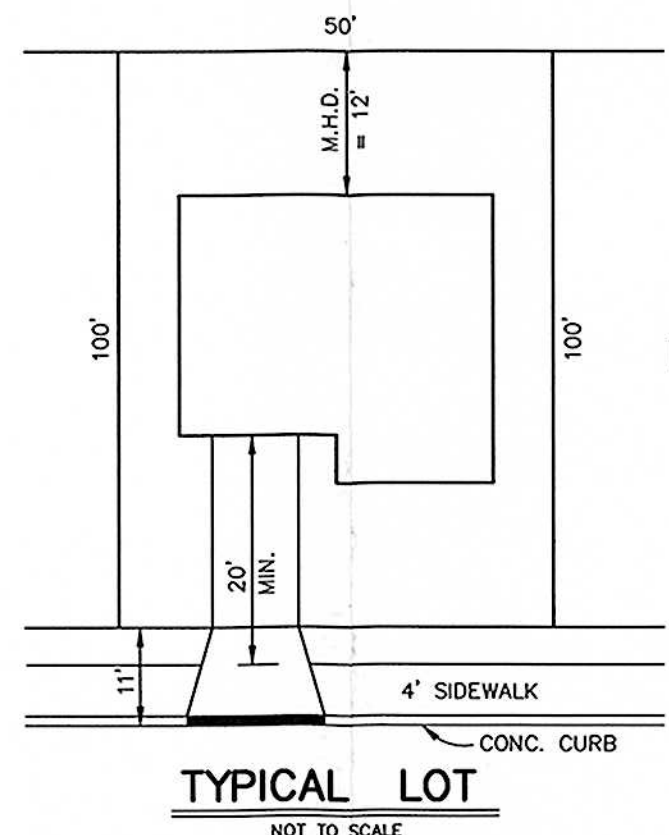
S.A.R.A. VARIABLE WIDTH
DRAINAGE EASEMENT DAM #11
VOLUME 7657, PAGE 697
VOLUME 7913, PAGE 639
EMERALD FOREST
HOMEOWNER'S ASSOCIATION
VOLUME 9550, PAGE 97, D.P.R.

P.U.D. BOUNDARY

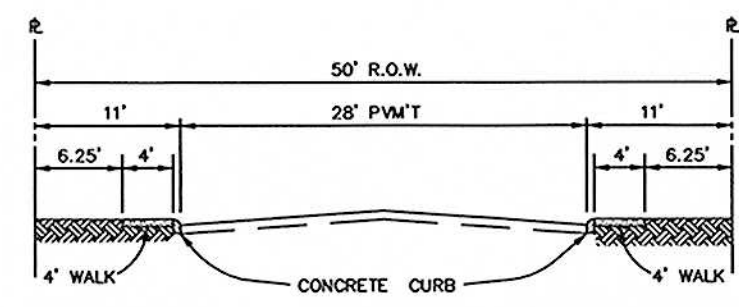
MATCHLINE "A"



MEAN HORIZONTAL DISTANCE
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE

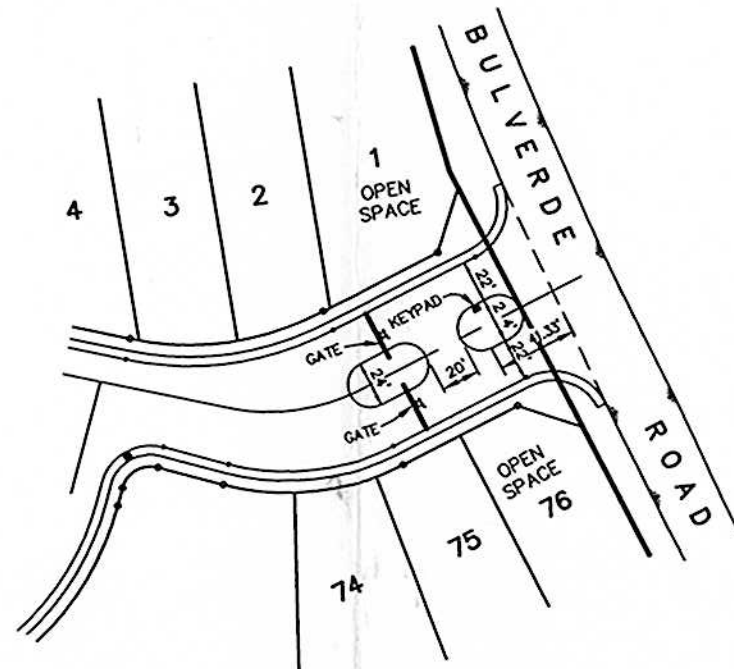


TYPICAL STREET SECTION
NOT TO SCALE

THIS P.U.D. PLAN FOR BULVERDE GARDENS HAS BEEN SUBMITTED TO AND CONSIDERED BY
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 27th DAY OF September, A.D. 2006
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

RESIDENTIAL DEVELOPER:
McMILLIN TEXAS DEVELOPMENT L.L.C.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 490-1798 EXT. 301

GATE DETAIL "1"
NOT TO SCALE



INFORMATION PROVIDED ON THIS MAP IS BASED ON PRELIMINARY
LANDPLANNING ETC. AND IS SUBJECT TO CHANGE.

PUD PLAN

BULVERDE GARDENS SUBDIVISION
"A PLANNED UNIT DEVELOPMENT"

TCB | AECOM

TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210)-734-5351

Unit	1	Scale:	1" = 50'	Date	09/11/06
Designed	*	Checked	L.W.	Project No.	052282108.0001
Drawn	R.R.	Approved	*	Sheet	1 of 1



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Lee Wright

DATE: September, 27 2006

Address: 6800 Park Ten Blvd. Ste 180
San Antonio, TX 78213

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: PUD# 06-009

Name: Bulverde Gardens, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

- **Historic:**
 - The Texas Sites Atlas indicates that one previously recorded archaeological site 41BX68 may be located within the project boundaries. Additionally, a historic architectural site may be within the project boundaries. Staff of the HPO believes there is a high probability that the property may contain sites, some of which may be significant. Thus, before any work that might affect any site is begun, we recommend that a qualified professional conduct an archaeological/architectural investigation of the property.
- **SAWS:**
 - Needs an Aquifer Protection Plan from SAWS
 - Identify lot 37 and any other well on the plan during the platting process with a note stating that they will be plugged. Contact the San Antonio Water System, Ground Water Resource Protection at 233-3543 for questions and notification of any wells on the project site
- **DSD – Traffic Impact Analysis & Streets:** The following on-site improvements, as well as, improvements along the project limits are required and shall be provided by the developer at the time of platting the Bulverde Gardens Subdivision, at no cost to the City of San Antonio:
 - All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-506(a)(9)
 - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, and improvements shall be selected and located so as to not block these clear sight distance areas.
 - Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q)